

El Sobrante Municipal Advisory Council
3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: George Cleveland, **Vice Chair:** James Hermann, **Secretary:** Tom Owens,
Treasurer: George Cleveland, **Members at-large:** Barbara Pendergrass, Robin Tanner

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair, George Cleveland, at least 24 hours before the meeting at 510.289.5837.

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office.
Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, November 9, 2016
7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Treasurer's Report

Approval of Minutes: September 14, 2016 and October 12, 2016

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England
Questions – limit 2 minutes per speaker

P.2 Presentation by Officer Jason Joiner, California Highway Patrol
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas
Questions – limit 2 minutes per speaker

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

P.5 Presentation from Marguerite Young, EBMUD Director for El Sobrante (presentation scheduled for approximately 7:30 PM)
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda
Questions – limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment – for items not on the agenda
Questions – limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment:

El Sobrante Municipal Advisory Council
3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

The ESMAC is an Advisory Body to the Board of Supervisors

Draft Minutes for Wednesday, September 14, 2016

Roll Call

Present: Barbara Pendergrass, Robin Tanner, Tom Owens, George Cleveland

Absent: James Hermann

Pledge of Allegiance: James Lyons

Call to Order/Welcome/ Roll Call: 7:01pm

Treasurer's Report: No Report but estimated >\$3,000.00

Approval of Minutes: February 10, 2016 And July 13, 2016 : Motion to accept as presented
Barbara Pendergrass, seconded by ?? : for: Barbara Pendergrass, George Cleveland, Robin
Tanner, Tom Owens) (against:)

No Minutes for January, March, April and June due to a lack of quorum

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England: Discussion on
Homeless issues

P.2 Presentation by Officer Tim Levista, California Highway Patrol

P.3 Presentation by Contra Costa County Fire Assistant Operations Chief, Lon
Goetsch

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly
report

P.5 Presentation by Ivan Ramirez, Hisham Noeimi, Contra Costa Transportation Authority
Phase I finishing up, Phase II to begin sometime 2020 depending on funding (Measure X)

Public Comment: 3 vacant seats on West County Waste Water Board

Discussions Items :

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests,
Appeals etc., received in the previous month from the Contra Costa County Conservation and
Development Department

DI.2 Working the ESMAC booth for the El Sobrante Stroll on Sunday, September 18th, 2016

Short Discussion Items:

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

Sub Committee Reports

11.1 ESMAC Land Use - Barbara Pendergrass proclaimed chair and Tom Owens as member

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment:

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

West County Waste Water Board Candidates, BOE member regarding development plans

Adjournment: Motion to adjourn (Tom Owens, seconded ??) (for: Barbara Pendergrass, George Cleveland, Robin Tanner, Tom Owens) (against:) 8:45pm.

Submitted by Secretary Tom Owens

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The ESMAC is an Advisory Body to the Board of Supervisors

Draft Minutes for Wednesday, Oct 12, 2016

Roll Call

Present: Barbara Pendergrass, Robin Tanner, Tom Owens, James Hermann

Absent: George Cleveland

Pledge of Allegiance: Tom Owens

Call to Order/Welcome/ Roll Call: 7:02pm

Treasurer's Report: \$4,100.00-ish

Approval of Minutes- None available

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England: Discussion on Homeless issues

P.2 Presentation by Officer Jason Joiner, California Highway Patrol

P.3 Presentation by Contra Costa County Fire Captain, Ken Loo

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

P.5 Presentation by West County Waste Water Board candidates: Harry Weiner, David Alvarado and Geraldine ?? (for Shirley Stanley)

Public Comment

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

I.1 Flyer or Boys & Girls Club of El Sobrante – Celebration and Fundraiser

I.2 Flyer or Boys & Girls Club of El Sobrante – After School Program
2016-2017

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment:

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment: Motion to adjourn (Tom Owens, seconded Barbara Pendergrass) (for: Barbara Pendergrass, James Hermann, Robin Tanner, Tom Owens) (against:) 8:22pm.

Submitted by Secretary Tom Owens

Date Sept. 27, 2016

REVISED 02/03/2016. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc



CONTRA COSTA COUNTY
Department of Conservation & Development
CONTRA COSTA Community Development Division

APP INTAKE: 9 AM - 5 PM

2011 SEP 26 AM 9:17

LAND USE PERMIT APPLICATION

APPLICATION & FEE TO BE COMPLETED BY OWNER OR APPLICANT

OWNER Name MOOSE LODGE # 550 Address 4700 APPIAN WAY City, State/Zip EL SOBRANTE, CA 94803 Phone 510.610.0050 email lodge550@mooseunits.com		APPLICANT Name JIM DAVIS Address 4700 APPIAN WAY City, State/Zip EL SOBRANTE, CA 94803 Phone 510.367.7104 email woodcreekcompany@gmail.com	
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <i>[Signature]</i>		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <i>[Signature]</i>	
CONTACT PERSON (optional) Name JAMES MILLER, ARCHITECT Address 600 CUMBERLAND ST. City, State/Zip PITTSBURGH, CA 94565 Phone 925.427.9800 email jim.miller@jmaarchitecture.com		PROJECT DATA Total Parcel Size: 38,768 SF Proposed Number of Units: ONE Proposed Square Footage: EXISTING 10,962 SF BUILDING Estimated Project Value: 1,000,000	
Project description (attach supplemental statement if necessary): SEE ATTACHED SUBET			
↓ FOR OFFICE USE ONLY ↓ FOR OFFICE USE ONLY ↓ FOR OFFICE USE ONLY ↓			
Project description: <i>Applicant requests approval of a land use permit/development plan combo to redevelop an existing building for the purpose of establishing a new Moose Lodge. The proposed work includes interior renovations, which also includes a bar (with alcohol), exterior renovations and modifications, and the reconfiguration of the parking lot.</i>			
Property description: <i>Lots 105, 106 & 107 of Santa Rita Acres - Unit No. 2.</i>			
Ordinance Ref.:	TYPE OF FEE	FEE	Assessor's #: 425-220-0381-02
Area: El Sobrante	*Base Fee/Deposit	\$3,000.00	Site Address: 4660 Appian Way
Fire District: Consolidated	Late Filing Penalty (+50% of above if applicable)	S-066	Zoning District: P-1
Sphere of Influence: Richmond	1/2% est. value over \$100,000	S-029	Census Tract: 360200 1013
Flood Zone: AE/X	#Units x \$195.00 Sq. Ft. x \$0.20	S-014	Atlas Page:
Panel Number:	Notification Fee	30.00	General Plan: PS 10F
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	75.00	LP/DP Combination: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Environmental Health Dept.	57.00	Supervisory District: 1
	Other:		Received by: Daniel B.
Concurrent Files:	TOTAL	\$3,087.00	Date Filed: 9/26/16
	Receipt	#160011995	File # LP16-2045
*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

INSTRUCTIONS ON REVERSE

SANTA RITA ACRES-UNIT No 2 M.B. 22-649

SEE SETBACK BOOK

10 1- 2 PM 36 1/2/68 MS67-0219
2- 131PM32&33 1-7-88 MS85-00 PD86-004

CT.3602.00

MAJOR RD

RD. SEES

D-73

1" = 100'

20

ZM: H-6

220

ASSESSOR'S MAP
FEB 01 20

BOOK 425 PAGE 22
CONTRA COSTA COUNTY, CALIF.

[illegible]

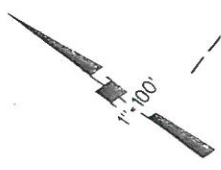
CONTRA COSTA COUNTY, CALIF.

CT 3402.00

CT.3602.00

SANTA RITA ACRES-UNIT No 2
M.B.22-649

P.B.
426



RD. FEES

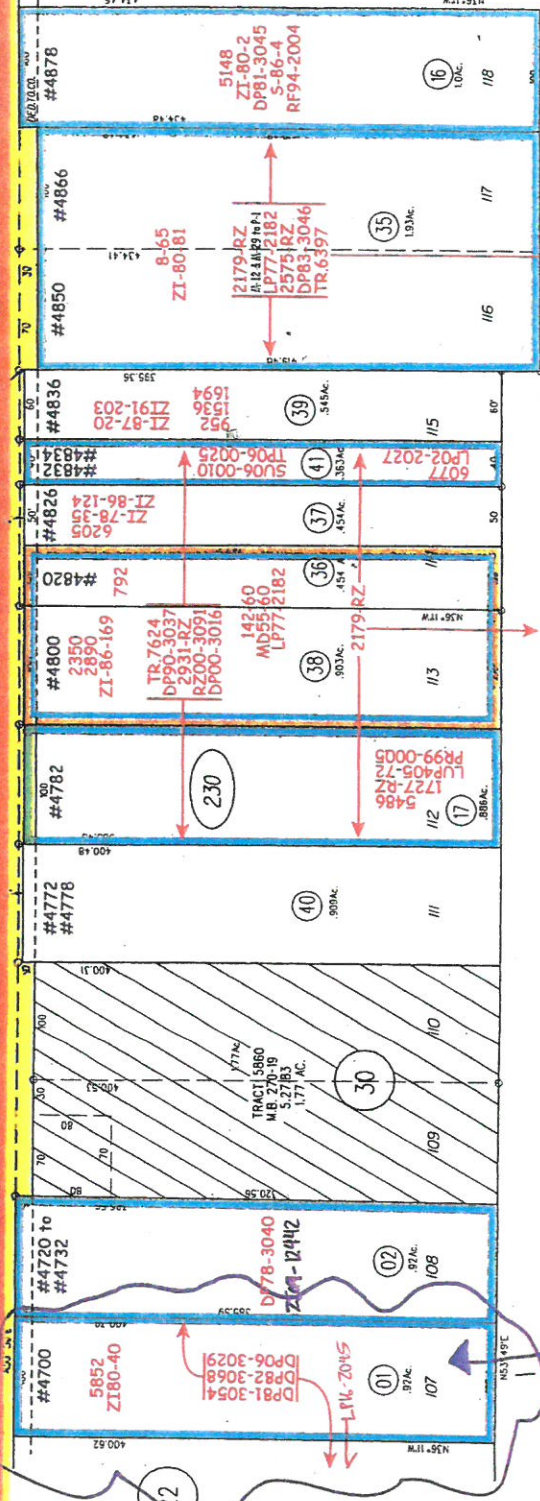
CORTE ARANCO

PEBBLE DRIVE

MAJOR RD

ADRIAN

WAY



D-73

24

ZM: H-6

1961 ROLL

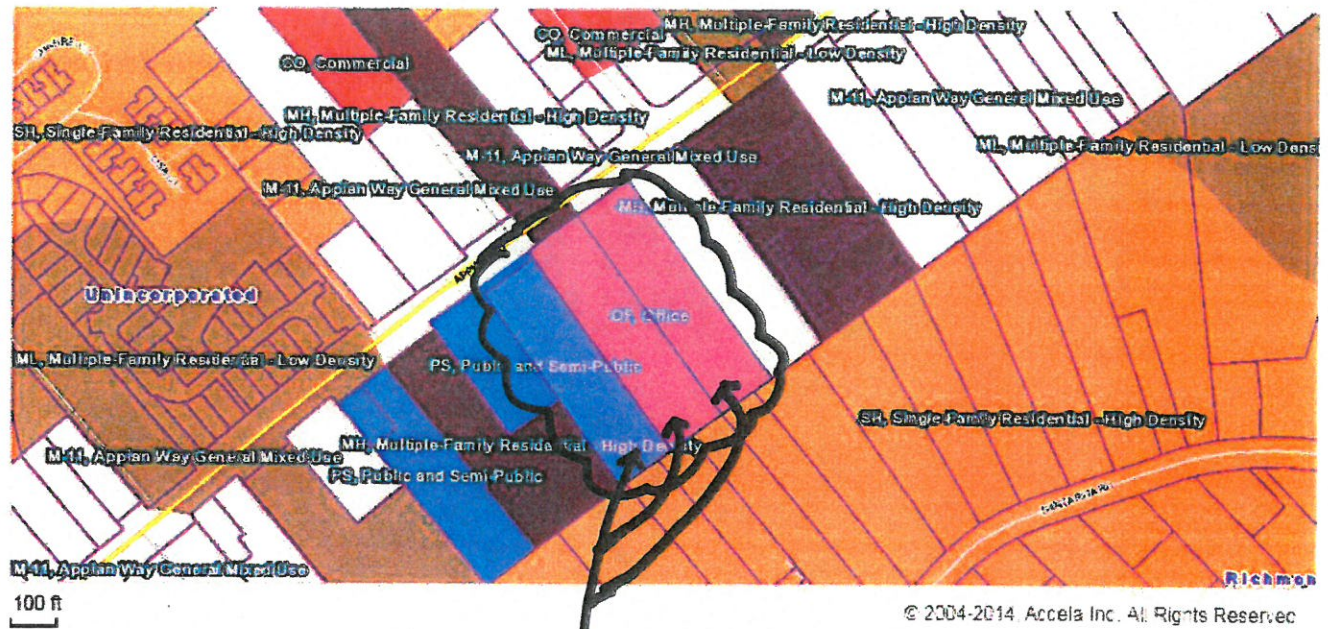
ASSESSOR'S MAP

BOOK 425 PAGE 23

CONTRA COSTA COUNTY, CA IF

site

General Plan: PS / OF



Site

Zoning: P-1



Site

Aerial Photo (2008)



site

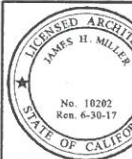
Sphere of Influence: Richmond



Site

El Sobrante MAC





MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4660 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

COVER SHEET

ARCHITECT'S PROJECT NUMBER
16556
DATE
9/21/16
DRAWING NUMBER
A0.1

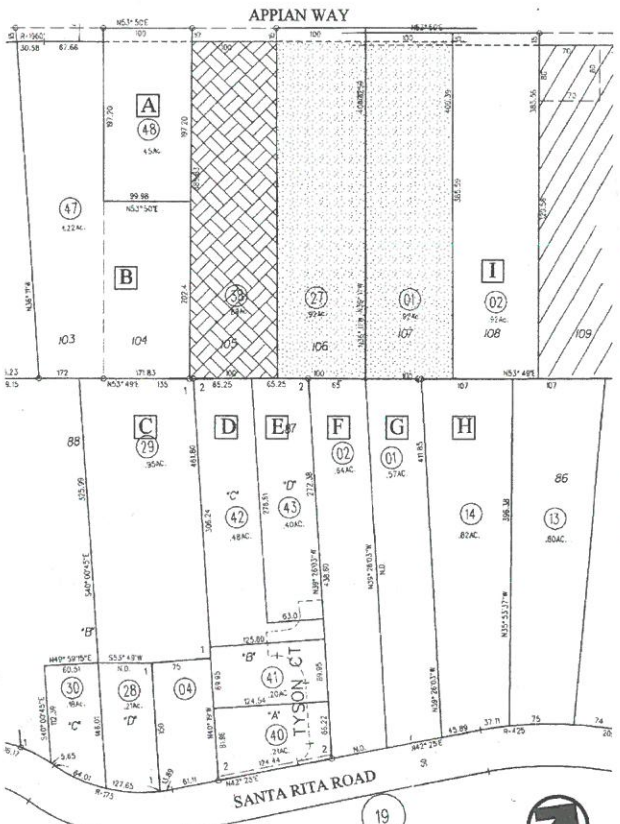
CONTRA COSTA
2016 SEP 26 PM 2:32
APPLICATION & PERMIT CENTER
LP16-2045

MOOSE LODGE 550

APPLICATION FOR LAND USE PERMIT AND DEVELOPMENT PLAN

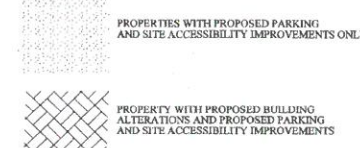
4660 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

ADJOINING PROPERTY OWNERS

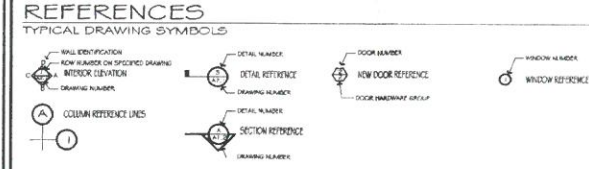


- A APN 425-220-048-2
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
2010 GEARY ROAD, PLEASANT HILL, CA 94523-4694
- B APN 425-220-047-4
THE SALVATION ARMY, SILVERCREST RESIDENCES
180 E OCEAN BLVD 10TH FLOOR
LONG BEACH, CA 90802-4709
- C APN 425-220-029-2
MARY ELLEN COLLETT
4281 SANTA RITA ROAD, EL SOBRANTE, CA 94803-2306
- D APN 425-220-042-5
JULIO AND GEORGINA SANTACRUZ
35 TYSON CT, EL SOBRANTE, CA 94803-2306
- E APN 425-220-043-3
YAO CHAO
45 TYSON CT, EL SOBRANTE, CA 94803-2306
- F APN 425-220-002-9
CESAR FLORES
4313 SANTA RITA ROAD, EL SOBRANTE, CA 94803-2306
- G APN 425-220-001-1
HOWARD SOJA
4317 SANTA RITA ROAD, EL SOBRANTE, CA 94803-2306
- H APN 425-200-014-8
MARIA CALDERON
5253 GREEN VALLEY ROAD, PLACERVILLE, CA 95667-9321
- I APN 425-230-002-7
PATRICK ACCURSO
4720 APPIAN WAY, EL SOBRANTE, CA 94803-1825

GRAPHIC KEY



SYMBOLS



PROJECT DESCRIPTION

THE BUILDING WILL REMAIN A TYPE V NON-RATED BUILDING. A SPRINKLER AND ALARM SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING.

FIRST FLOOR:
THE FIRST FLOOR USE WILL BE CHANGED FROM AN A-3 USE TO AN A-2 USE. THE EXISTING KITCHEN WILL BE RENOVATED AND EXPANDED. THE EXISTING CHILDREN'S PLAY AREA WILL BE REMODELED TO BE A MOOSE LODGE BAR AREA. THE EXISTING BASKETBALL COURT WILL BE RE-PURPOSED AS A BANQUET ROOM. A SMALL PORTION OF THE BANQUET ROOM WILL ACCOMMODATE THE KITCHEN EXPANSION, AND ANOTHER SMALL PORTION WILL BE A NEW SERVICE BAR FOR THE BANQUET FACILITY.

SECOND FLOOR:
THE SECOND FLOOR WILL NOT BE REMODELED. THE OCCUPANCIES WILL REMAIN AS THEY ARE, WITH A-3 SOCIAL/RECREATIONAL USE AND B OFFICE USE, WITH SOME STORAGE.

PARKING:
RECONFIGURATION OF PARKING AND CIRCULATION.

PROPERTY LINES:
REMOVAL OF INTERIOR PROPERTY LINES.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE
ALONG WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

BUILDING INFORMATION

EXISTING BUILDING	PROPOSED BUILDING
EXISTING BUILDING TYPE: V-B, NON-SPRINKLED	PROPOSED BUILDING TYPE: V-B, SPRINKLED
EXISTING USES: ASSEMBLY, OFFICES, STORAGE	PROPOSED USES: ASSEMBLY, OFFICES, STORAGE
EXISTING OCCUPANCY GROUPS: A3, B, S1	PROPOSED OCCUPANCY GROUPS: A2, A3, B, S1
BUILDING AREAS:	BUILDING AREAS:
FIRST FLOOR 7,460 SQ. FT.	FIRST FLOOR 7,460 SQ. FT.
SECOND FLOOR 1,590 SQ. FT.	SECOND FLOOR 1,590 SQ. FT.
TOTAL 9,050 SQ. FT.	TOTAL 9,050 SQ. FT.
STORIES: 2	STORIES: 2
SITE AREA: 0.89 ACRE	SITE AREA: 0.89 ACRE
EXISTING ZONING: PUBLIC/SEMI PUBLIC (PS)	PROPOSED ZONING: PUBLIC/SEMI PUBLIC (PS)
PARKING: SEE DRAWING A1.1	PARKING: SEE DRAWING A1.1

BUILDING OWNER

MOOSE LODGE 550
4770 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803
P: (510) 640-0050
E: lodge550@mooseunits.com

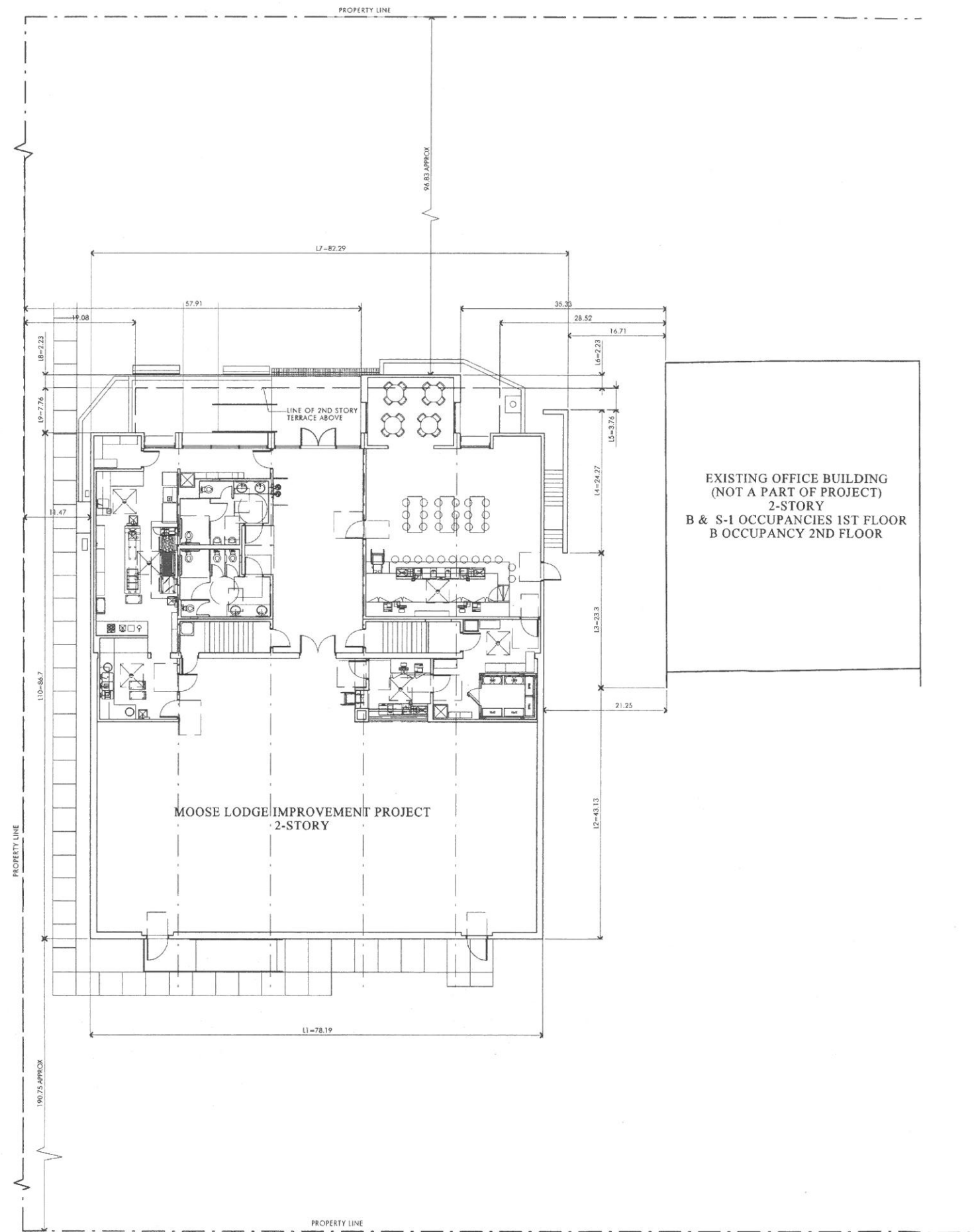
APPLICANT

JIM DAVIS
4770 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803
P: (510) 967-7104
E: woodcreekcompany@gmail.com

CONSULTANTS

ARCHITECT
JAMES MILLER & ASSOCIATES
600 CUMBERLAND STREET
PITTSBURGH, CALIFORNIA 94566
P: (925) 427-9800 F: (925) 427-9808
E: jmmiller@jmaarchitecture.com
PROJECT ARCHITECT: Jim Miller

SURVEYOR
BELLECCI & ASSOCIATES
2250 DIAMOND BOULEVARD
CONCORD, CALIFORNIA 94520
P: (925) 685-4569
PROJECT MANAGER: Charlie Capp



17 FIRST FLOOR PLAN ILLUSTRATING DIMENSIONS USED IN ALLOWABLE BUILDING AREA CALCULATIONS

ALLOWABLE BUILDING AREA

2016 CALIFORNIA BUILDING CODE

TABLE 506.2 ALLOWABLE AREA FACTOR
A-2 OCCUPANCY, SM (with height increase), TYPE VB= 6,000 SF

SEC 506.2.3 ALLOWABLE AREA OF A SINGLE OCCUPANCY BUILDING MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2

EQUATION 5-2

$$A_a = (A_1 - (NS \times P)) \times S_s$$

$$A_a = 16826.0 \text{ SF}$$

$$A_1 = 6,000 \text{ NS} = 6,000 \text{ If} = 0.40 \text{ S}_s = 2$$

$$\text{ALLOWABLE AREA PER STORY} = A_a / 2 = 8413.0 \text{ SF (BUILDING COMPLIES)}$$

SEC 506.3 EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. AREA FACTOR INCREASES SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3

SEC 506.3.1 BUILDING SHALL HAVE NOT LESS THAN 25% OF ITS PERIMETER (P) ON A PUBLIC WAY OR OPEN SPACE

$$P = L1 + L2 + L3 + L4 + L5 + L6 + L7 + L8 + L9 + L10$$

$$P = 353.86$$

$$F = \text{PERIMETER PORTIONS ON PUBLIC WAY OR OPEN SPACE NOT LESS THAN 20 FEET IN WIDTH}$$

$$F = L1 + L2 + L3 + L4 + L5 + L6 + L7 + L8$$

$$F = 235.13$$

$$F/P = 66\% \text{ (BUILDING COMPLIES)}$$

SEC 506.3.2 BUILDING SHALL HAVE MINIMUM FRONTAGE DISTANCE (W) OF 20 FT MIN MEASURED AT RIGHT ANGLES FROM THE BUILDING (W) SHALL NOT BE GREATER THAN 30 FT, CALCULATED IN ACCORDANCE WITH EQUATION 5-4

EQUATION 5-4

$$W = (L1 \times w1 + L2 \times w2 + L3 \times w3 + \dots + L10 \times w10) / F$$

L1= 78.19	w1= 30
L2= 43.13	w2= 30
L3= 23.3	w3= 21.25
L4= 24.27	w4= 0
L5= 3.76	w5= 28.52
L6= 2.23	w6= 30
L7= 82.29	w7= 30
L8= 2.23	w8= 30
L9= 7.76	w9= 0
L10= 86.7	w10= 0
F= 235.13	
W= 29.11	
P= 353.86	

SEC 506.3.3 AMOUNT OF INCREASE. THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-5

EQUATION 5-5

$$If = (F/P - 0.25)W/30$$

$$If = 0.40$$

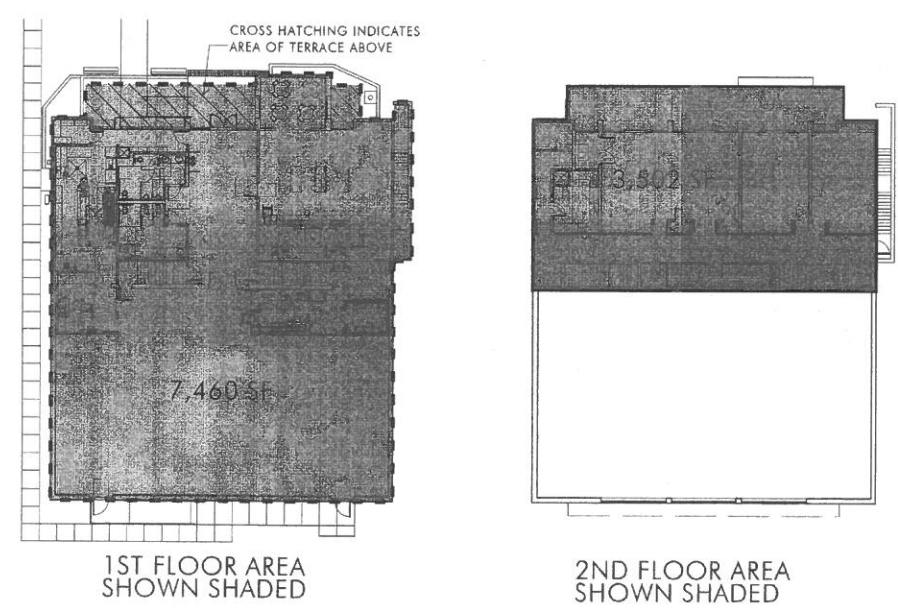
EXISTING BUILDING AREA

FIRST FLOOR	7460 SF	WHICH IS LESS THAN ALLOWED OF	8413 SF	(BUILDING COMPLIES)
SECOND FLOOR	3502 SF	WHICH IS LESS THAN ALLOWED OF	8413 SF	(BUILDING COMPLIES)
TOTAL	10962 SF	WHICH IS LESS THAN ALLOWED OF	16826 SF	(BUILDING COMPLIES)

ALLOWABLE BUILDING HEIGHT

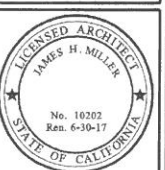
PER TABLE 504.4, NUMBER OF STORIES ABOVE GRADE PLANE
A-2 OCCUPANCY, S (WITHOUT AREA INCREASE) = 60 FEET

ACTUAL BUILDING HEIGHT = 27 FEET (BUILDING COMPLIES)



SCALE: 1" = 10.0'

5 BUILDING AREAS



MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4660 APPLAN WAY
EL SOBRANTE, CALIFORNIA, 94803

ALLOWABLE AREA
AND HEIGHT

ARCHITECTS PROJECT NUMBER
16556

DATE
9/21/16

DRAWING NUMBER

A0.2

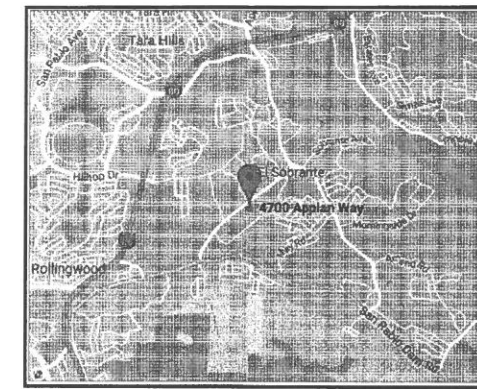
TOPOGRAPHIC SURVEY

4660 & 4700 APPIAN WAY

CITY OF EL SOBRANTE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
AUGUST - 2016

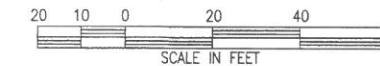
LEGEND

	BOLLARD/POST		BOX		BOX
	CATCH BASIN		CB		CATCH BASIN
	ELECTRIC BOX		DI		DRAINAGE INLET
	FIRE HYDRANT		ELEC		ELECTRIC
	JOINT UTILITY POLE		FNC		FENCE
	LIGHT POLE		JP		JOINT POLE
	SANITARY SEWER CLEAN OUT		LP		LIGHT POLE
	SANITARY SEWER MANHOLE		MH		MANHOLE
	SIGN		MW		MONITORING WELL
	STORM DRAIN MANHOLE		SD		STORM DRAIN
	TELEPHONE BOX		SDCO		STORM DRAIN CLEAN OUT
	WATER METER		SDMH		STORM DRAIN MAN HOLE
	WATER VALVE		SL		STREETLIGHT
	CHAINLINK FENCE		SS		SANITARY SEWER
	PROPERTY LINE		SSMH		SANITARY SEWER MANHOLE
	WALL		UTIL		UTILITY
			WV		WATER VALVE
			WM		WATER METER



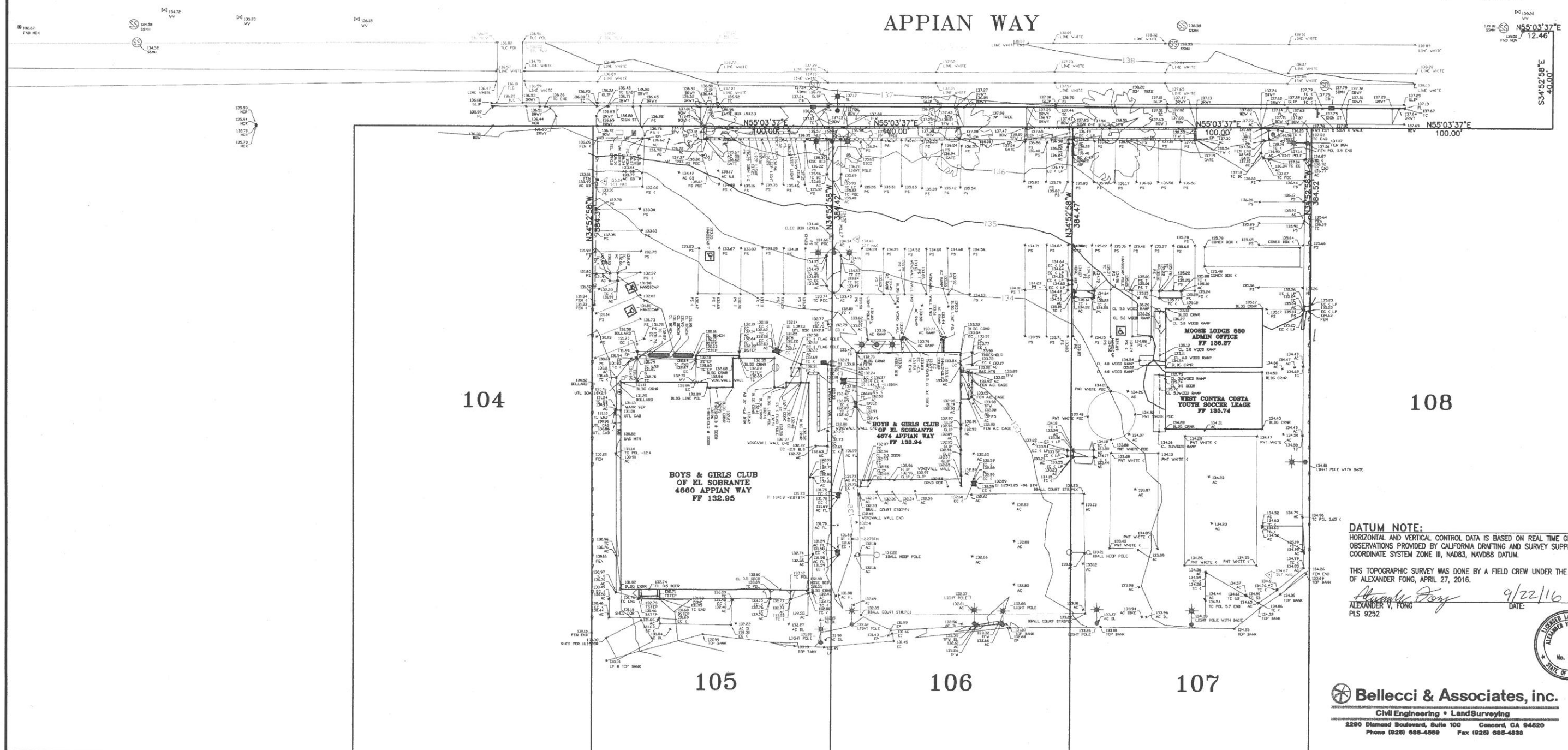
VICINITY MAP

NO SCALE



SCALE IN FEET

APPIAN WAY



DATUM NOTE:
HORIZONTAL AND VERTICAL CONTROL DATA IS BASED ON REAL TIME GPS NETWORK OBSERVATIONS PROVIDED BY CALIFORNIA DRAFTING AND SURVEY SUPPLY. CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 DATUM.

THIS TOPOGRAPHIC SURVEY WAS DONE BY A FIELD CREW UNDER THE SUPERVISION OF ALEXANDER FONG, APRIL 27, 2016.

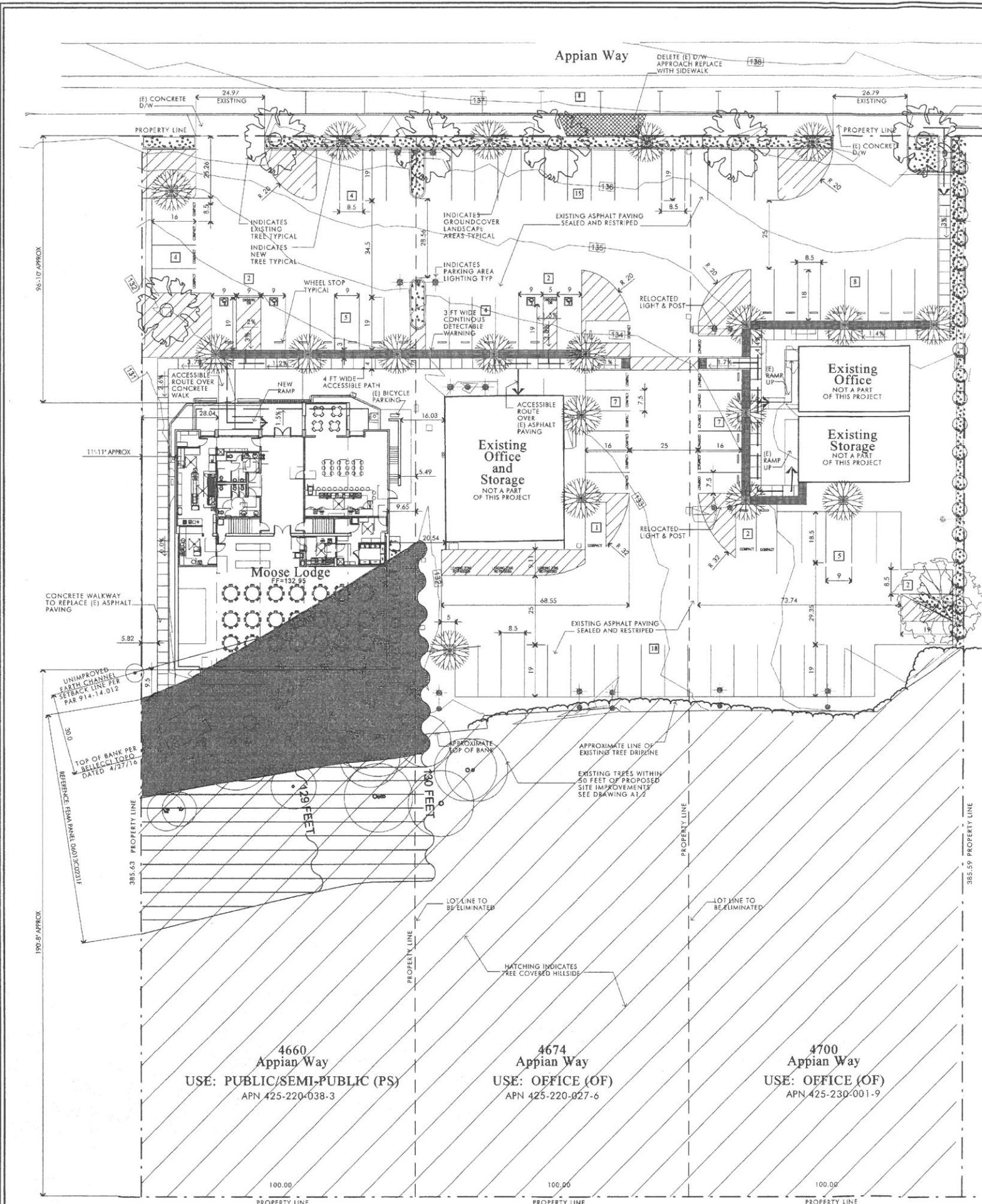
Alexander Fong 9/22/16
ALEXANDER V. FONG
PLS 9252 DATE:



Bellecci & Associates, inc.
Civil Engineering • Land Surveying

2280 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 688-4668 Fax (925) 688-4838

SHEET
1
OF 1
JOB NO.
18088



DEVELOPMENT STANDARDS

	DOWNTOWN EL SOBRANTE DEVELOPMENT STANDARDS	EXISTING BUILDING AT 4660 APPIAN WAY
LAND USE	PS PUBLIC/SEMI-PUBLIC	PS PUBLIC/SEMI-PUBLIC
MINIMUM LOT AREA	NA	0.89 ACRE
MINIMUM LOT WIDTH	NA	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	27 FEET
FLOOR AREA RATIO (FAR)	1	0.24
MAXIMUM LOT COVERAGE	50 PERCENT	17.7 PERCENT
FRONT YARD SETBACK	15 FEET	96'-10" APPROX
SIDEYARD SETBACK	10 FEET	11'-11" APPROX
STREET SIDEYARD SETBACK	10 FEET	NA
REAR YARD SETBACK	10 FEET	190'-8" APPROX
MINIMUM LANDSCAPE AREA	SUBJECT TO REVIEW AND APPROVAL OF CDD	SOUTHERN HILLSIDE 17167/38768=44.2 PERCENT PARKING LOT 1311/7960 = 17 PERCENT

PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS PER CONTRA COSTA COUNTY CHAPTER 82-16

4660 APPIAN WAY				
1ST FLOOR ASSEMBLY HALL WITHOUT FIXED SEATS	1 PER 50 SF	2,400 SF/50 SF = 48 SPACES TOTAL	48	40
1ST FLOOR COCKTAIL LOUNGE	1 PER 3 SEATS	52 SEATS /3= 17 SPACES TOTAL	17	17
1ST FLOOR KITCHEN: COMMERCIAL SERVICE AREA	1 PER 800 SF	746 SF/800= 1 SPACE TOTAL	1	1
2ND FLOOR OFFICES	1 PER 250 SF	585 SF/ 250 = 2 SPACES TOTAL	2	2
2ND FLOOR MEETING AREA WITHOUT FIXED SEATS	1 PER 50 SF	651 SF/ 50 = 13 SPACES TOTAL	13	13
4674 APPIAN WAY				
1ST FLOOR OFFICE	1 PER 250 SF	321 SF/ 250 = 1 SPACE TOTAL	1	1
1ST FLOOR STORAGE	1 PER 1000 SF	1571 SF/ 1000 = 2 SPACES TOTAL	2	2
2ND FLOOR OFFICE	1 PER 250 SF	1020 SF/ 250 = 4 SPACES TOTAL	4	4
2ND FLOOR STORAGE	1 PER 1000 SF	301 SF/ 250 = 1 SPACE TOTAL	1	1
4700 APPIAN WAY				
1ST FLOOR OFFICE	1 PER 250 SF	960 SF/250 SF= 4 SPACES TOTAL	4	4
1ST FLOOR STORAGE	1 PER 1000 SF	960 /1000= 1 SPACES TOTAL	1	1
REDUCTION FOR PROXIMITY TO TRANSIT WAIVER		<0>	<0>	<0>
BICYCLE RACK WAIVER		<0>	<0>	<0>
CLEAN AIR VEHICLE WAIVER		<0>	<0>	<0>
DOWNTOWN EL SOBRANTE PARKING INCENTIVE FOR ON STREET PARKING			0	8
TOTAL			94	94
PERCENT COMPACT ALLOWED	25%		0%	19%
ACCESSIBLE PARKING STALLS	75 TO 100 REGULAR STALLS REQUIRES 4 ACCESSIBLE STALLS		4	4

BUILDING AREA SUMMARY

	4660 APPIAN WAY	4674 APPIAN WAY	4700 APPIAN WAY
FIRST FLOOR	7,460 GROSS SF	2,081 GROSS SF	1,920 GROSS SF
SECOND FLOOR	3,502 GROSS SF	1,414 GROSS SF	0 GROSS SF
ADDITIONS	0 GROSS SF		
TOTAL	10,962 GROSS SF	3,495 GROSS SF	1,920 GROSS SF

LOT AREAS

4660 APPIAN WAY	0.89 ACRES	38,768 SF
4674 APPIAN WAY	0.92 ACRES	40,075 SF
4700 APPIAN WAY	0.92 ACRES	40,075 SF
TOTAL	2.73 ACRES	118,918 SF

C-3 STORMWATER CONROL INFORMATION

EXISTING	AS DESIGNED
AREA ALL LOTS	AREA ALL LOTS
118,918 SF 100 PCT	118,918 SF 100 PCT
BUILDING FOOTPRINTS	BUILDING FOOTPRINTS
11,605 SF 9.7 PCT	11,605 SF 9.7 PCT
IMPERVIOUS SURFACES	IMPERVIOUS SURFACES
49,361 SF 41.6 PCT	49,211 SF 41.3 PCT
PERVIOUS SURFACES	PERVIOUS SURFACES
57,952 SF 48.7 PCT	58,102 SF 49.0 PCT
PARKING AREA LANDSCAPE	PARKING AREA LANDSCAPE
1,953 SF 3.9 PCT	2103 SF 4.3 PCT
% = 1,953/49,361	% = 2,103/49,211

REMOVE AND REPLACE AREAS

NEW LANDSCAPE	366 SF
NEW ACCESSIBLE PATH	2,760 SF
REGRADE ACCESSIBLE PARKING	950 SF
DELETE DRIVEWAY APPROACH	225 SF
TOTAL	4,301 SF
< 5,000 SF THEREFORE PROJECT QUALIFIES AS A SMALL LAND DEVELOPMENT PROJECT	

GRAPHIC SCALE



MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4660 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

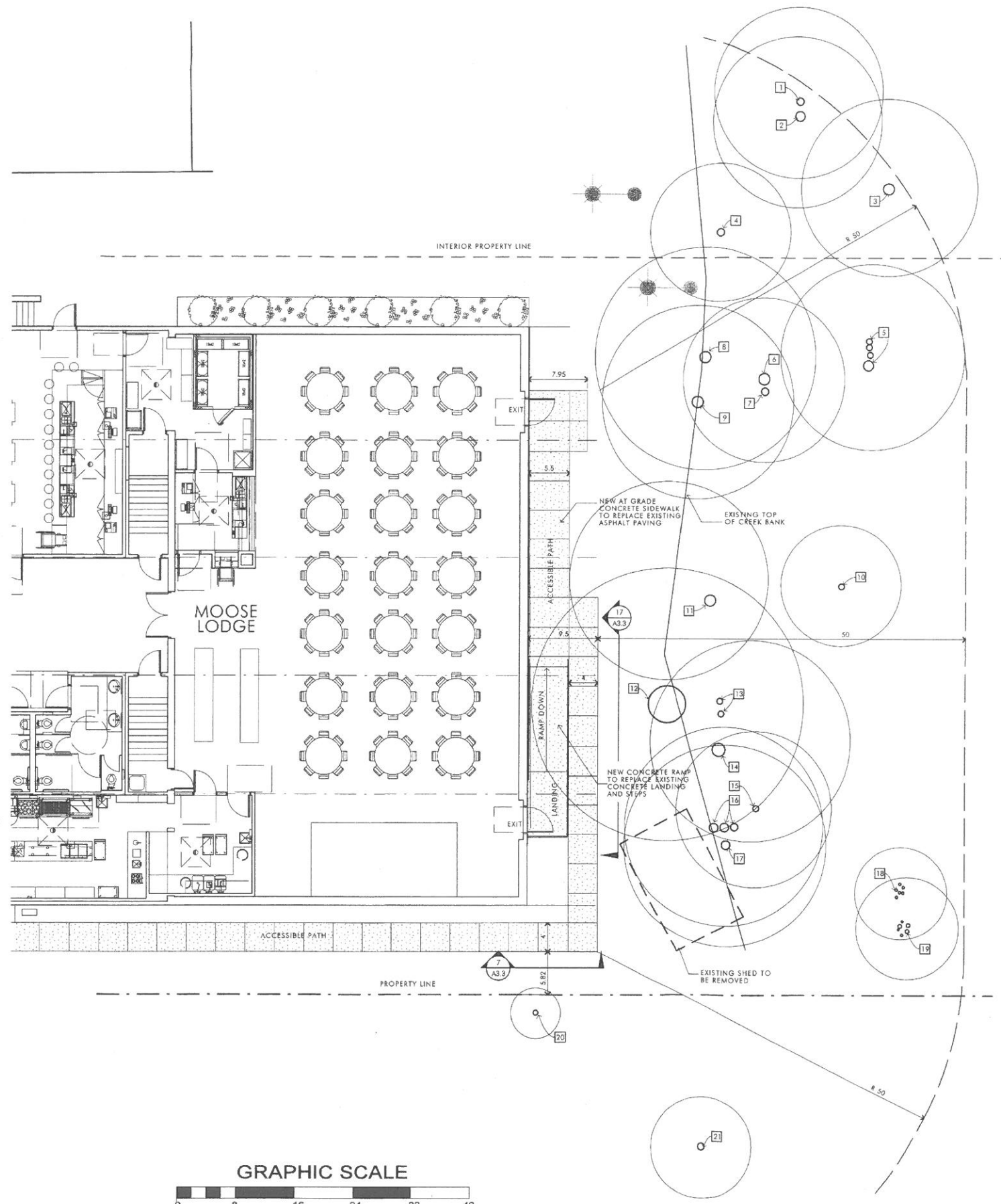
PARTIAL SITE PLAN

ARCHITECTS PROJECT NUMBER
16556

DATE
9/21/16

DRAWING NUMBER

A1.1



TREE IDENTIFICATION KEY

1	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 31 INCHES MULTI-STEMMED: NO	13	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 44 INCHES MULTI-STEMMED: YES
2	SPECIES: ELM TRUNK CIRCUMFERENCE: 41 INCHES MULTI-STEMMED: NO	14	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 63 INCHES MULTI-STEMMED: NO
3	SPECIES: ELM TRUNK CIRCUMFERENCE: 47 INCHES MULTI-STEMMED: NO	15	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 22 INCHES MULTI-STEMMED: NO
4	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 38 INCHES MULTI-STEMMED: NO	16	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 122 INCHES MULTI-STEMMED: YES
5	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 283 INCHES MULTI-STEMMED: YES	17	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 44 INCHES MULTI-STEMMED: NO
6	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 53 INCHES MULTI-STEMMED: NO	18	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 38 INCHES MULTI-STEMMED: YES
7	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 38 INCHES MULTI-STEMMED: NO	19	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 57 INCHES MULTI-STEMMED: YES
8	SPECIES: ELM TRUNK CIRCUMFERENCE: 75 INCHES MULTI-STEMMED: NO	20	SPECIES: OAK TRUNK CIRCUMFERENCE: 25 INCHES MULTI-STEMMED: NO
9	SPECIES: ELM TRUNK CIRCUMFERENCE: 53 INCHES MULTI-STEMMED: NO	21	SPECIES: ALDER TRUNK CIRCUMFERENCE: 35 INCHES MULTI-STEMMED: NO
10	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 19 INCHES MULTI-STEMMED: NO		
11	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 47 INCHES MULTI-STEMMED: NO		
12	SPECIES: WILLOW TRUNK CIRCUMFERENCE: 188 INCHES MULTI-STEMMED: NO		

NOTE:
ALL EXISTING
TREES SHALL REMAIN UNALTERED



17 PARTIAL SITE PLAN SHOWING EXISTING TREES WITHIN 50 FEET OF EXTERIOR IMPROVEMENTS

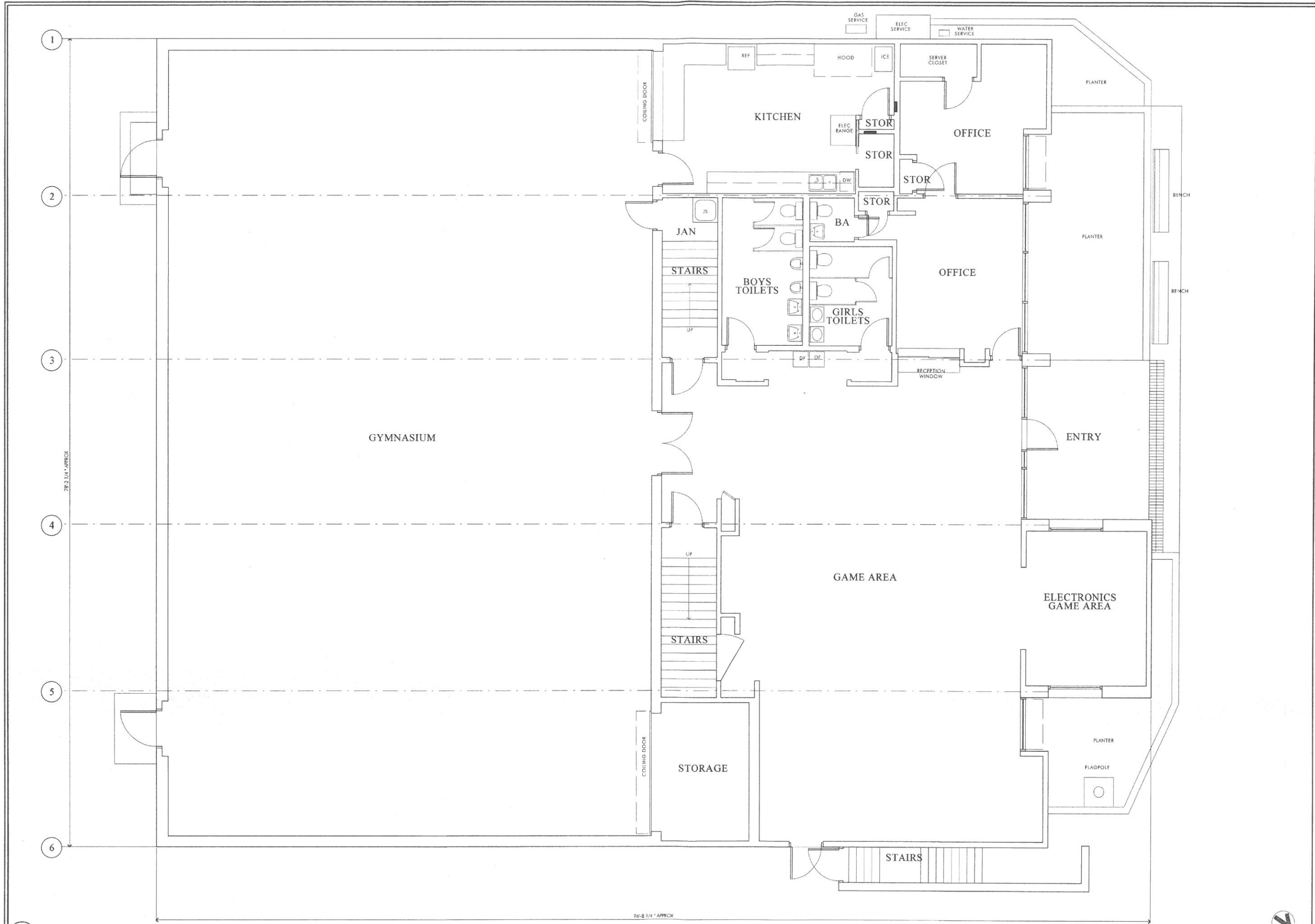
SCALE: 1/8"=1'-0"



MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4669 AFFIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

PARTIAL SITE PLAN
SHOWING EXISTING TREES
WITHIN 50 FEET OF
EXTERIOR IMPROVEMENTS

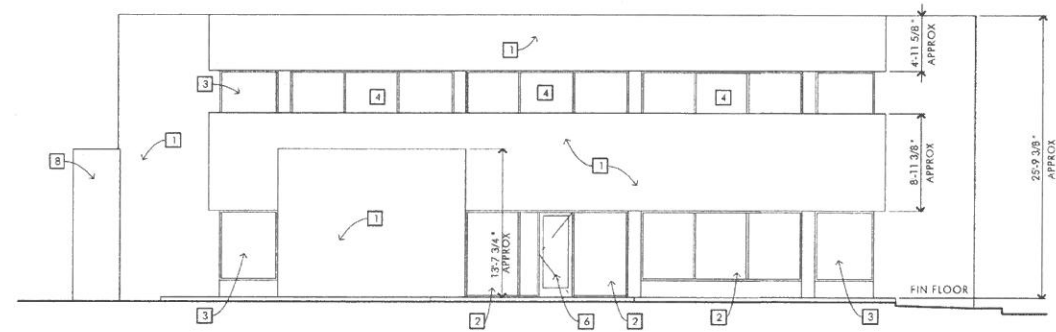
ARCHITECTS PROJECT NUMBER
16556
DATE
9/21/16
DRAWING NUMBER
A1.2



MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4660 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

APPROXIMATE
EXISTING MAIN LEVEL
FLOOR PLAN

ARCHITECTS PROJECT NUMBER
16556
DATE
9/21/16
DRAWING NUMBER
A2.1

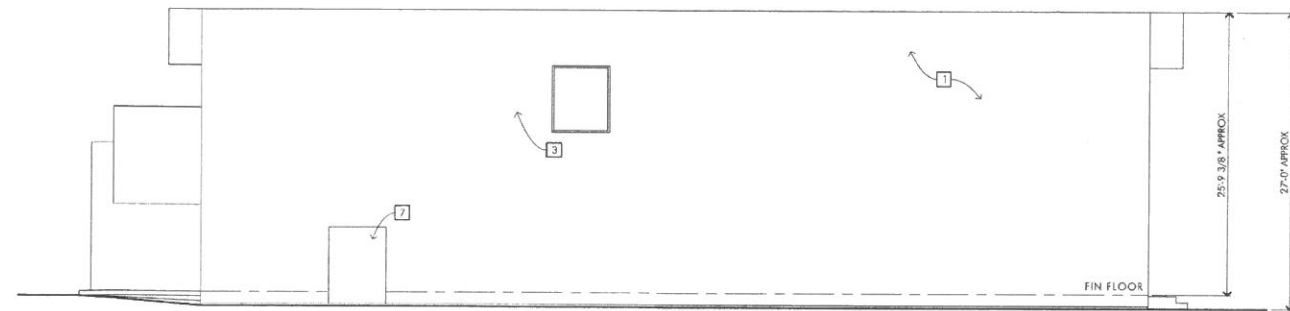


EXTERIOR FINISH KEY

- | | |
|-----------------------------------|----------------------------|
| 1 EXISTING STUCCO FINISH | 8 EXISTING EXTERIOR STAIRS |
| 2 EXISTING FIXED WINDOWS | 9 EXISTING SCREEN DOOR |
| 3 EXISTING OPERABLE WINDOWS | |
| 4 EXISTING SLIDING GLASS DOORS | |
| 5 EXISTING HOLLOW METAL EXIT DOOR | |
| 6 EXISTING GLAZED ENTRY/EXIT DOOR | |
| 7 EXISTING ELECTRICAL SERVICE | |

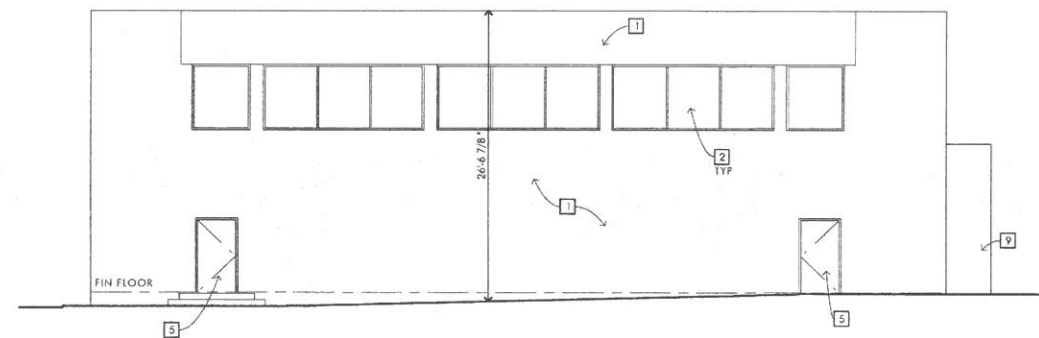
19 APPROXIMATE EXISTING NORTH ELEVATION (FRONT)
A2.3

SCALE: 1/8" = 1'-0"



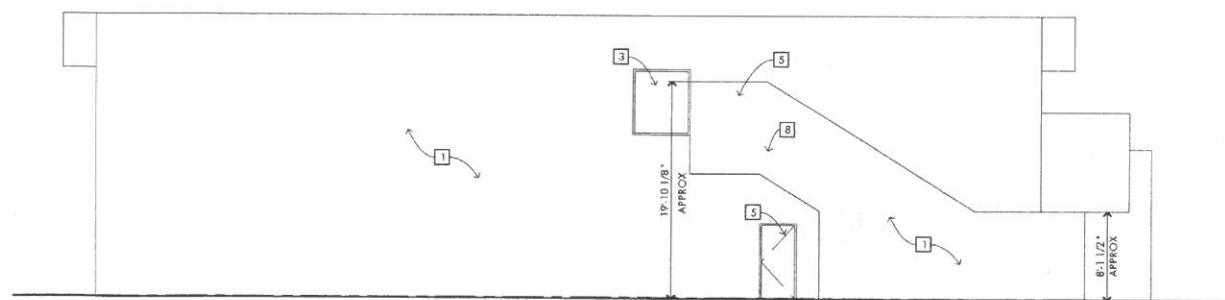
7 APPROXIMATE EXISTING WEST ELEVATION (RIGHT)
A2.3

SCALE: 1/8" = 1'-0"



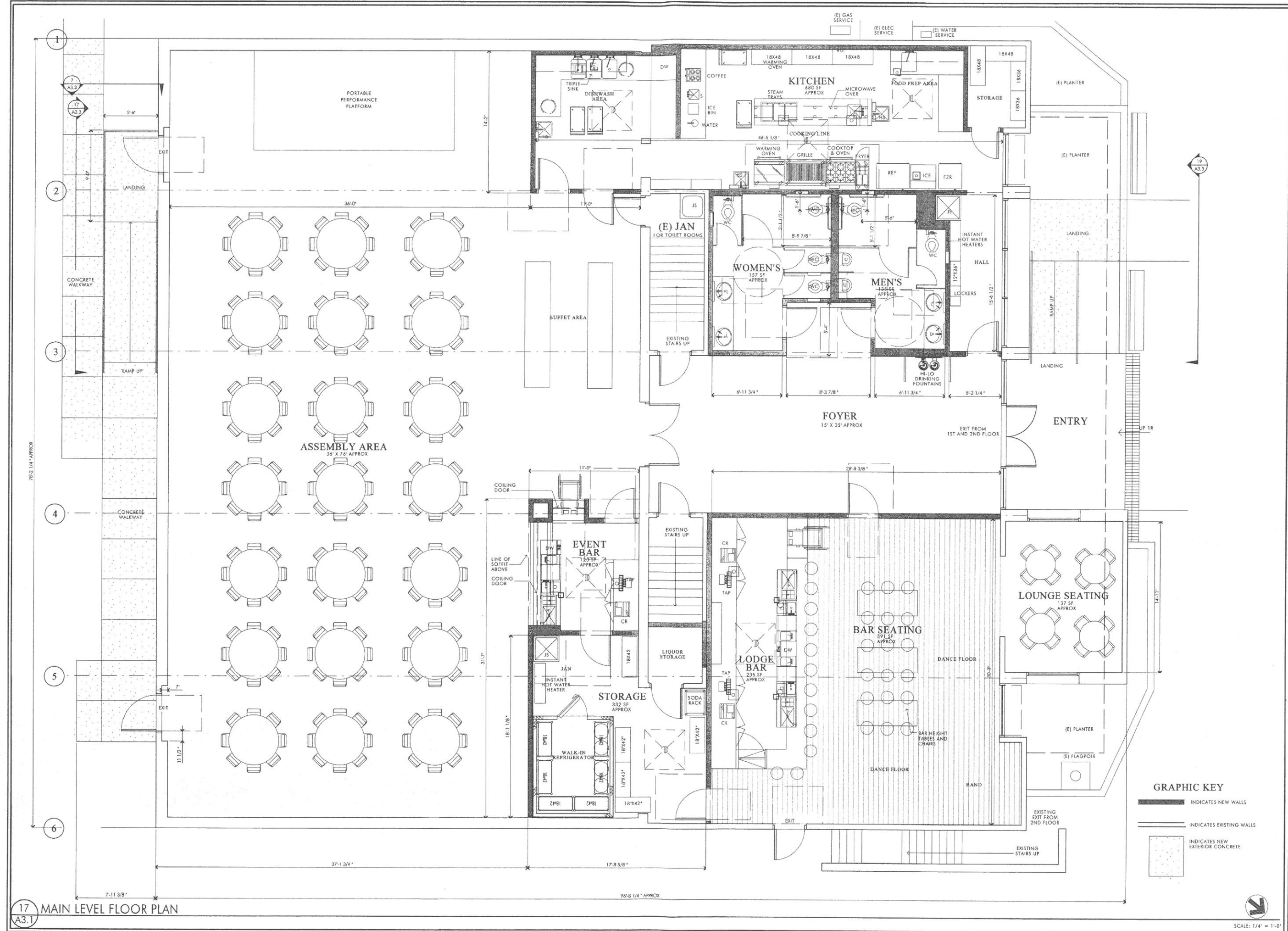
17 APPROXIMATE EXISTING SOUTH ELEVATION (BACK)
A2.3

SCALE: 1/8" = 1'-0"



5 APPROXIMATE EXISTING EAST ELEVATION (LEFT)
A2.3

SCALE: 1/8" = 1'-0"



17 MAIN LEVEL FLOOR PLAN
A3.1

GRAPHIC KEY

- INDICATES NEW WALLS
- INDICATES EXISTING WALLS
- INDICATES NEW EXTERIOR CONCRETE

SCALE: 1/4" = 1'-0"

JMA
ARCHITECTURE
PLANNING
CGI, DESIGN
VISUALIZATION
JMA ARCHITECTURE
JMA ARCHITECTURE
400 Cumberland Street
Pittsburg, CA 94065
925-437-1800, C 925-515-4334

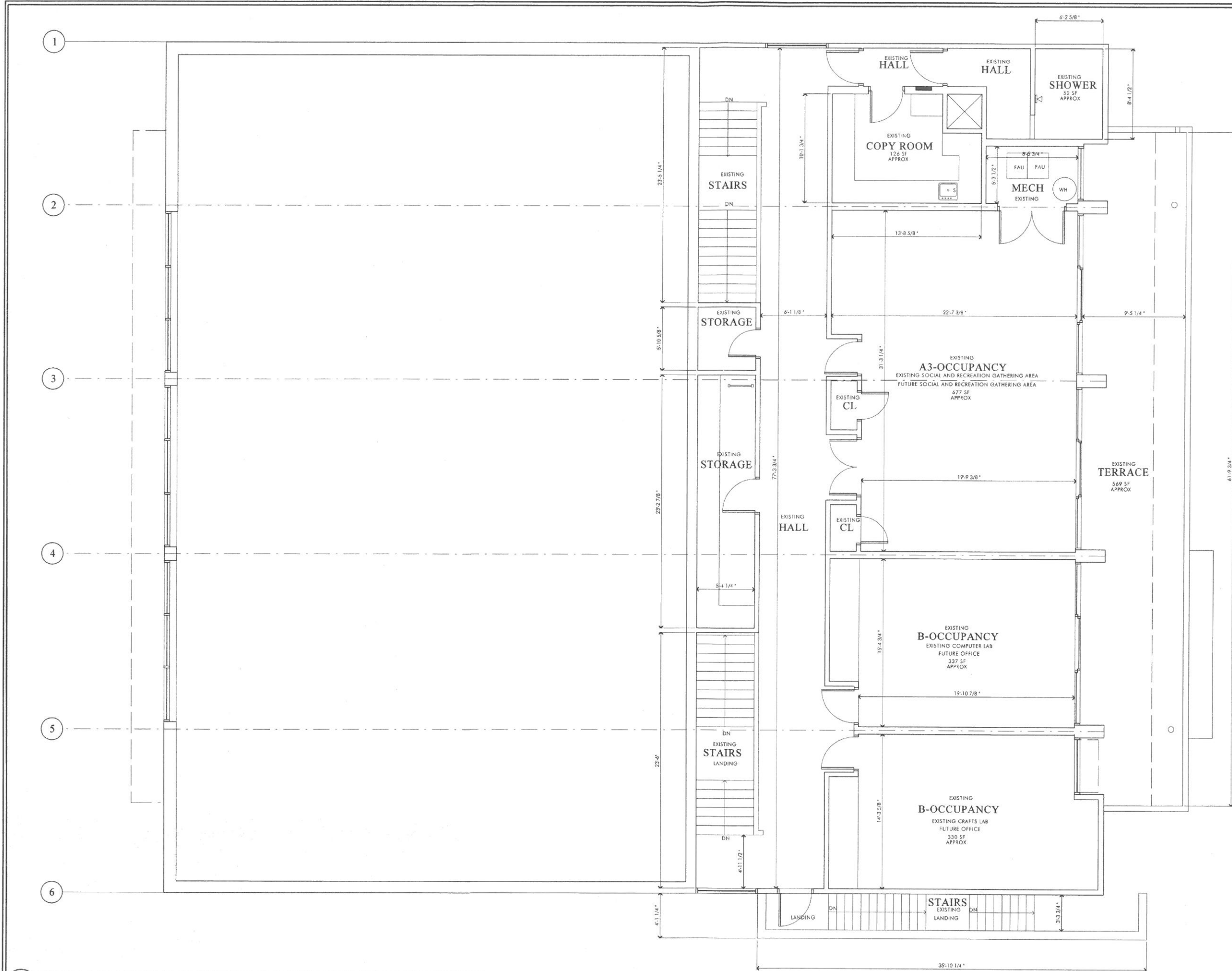
LICENSED ARCHITECT
JAMES H. MILLER
No. 10202
Exp. 6-30-17
STATE OF CALIFORNIA

08/09/14 REVISE FLOOR
PLAN PER CLIENT
DIRECTION

MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4660 APPIAN WAY
EL SOBRANTE, CALIFORNIA, 94803

**MAIN LEVEL
FLOOR PLAN**

ARCHITECTS PROJECT NUMBER
16556
DATE
9/21/16
DRAWING NUMBER
A3.1



17 UPPER LEVEL FLOOR PLAN (EXISTING FLOOR PLAN TO REMAIN UNALTERED)

A3.2

SCALE: 1/4" = 1'-0"



MOOSE LODGE 550
APPLICATION FOR
LAND USE PERMIT AND DEVELOPMENT PLAN
4650 APRIL WAY
EL SOBRANTE, CALIFORNIA, 94803

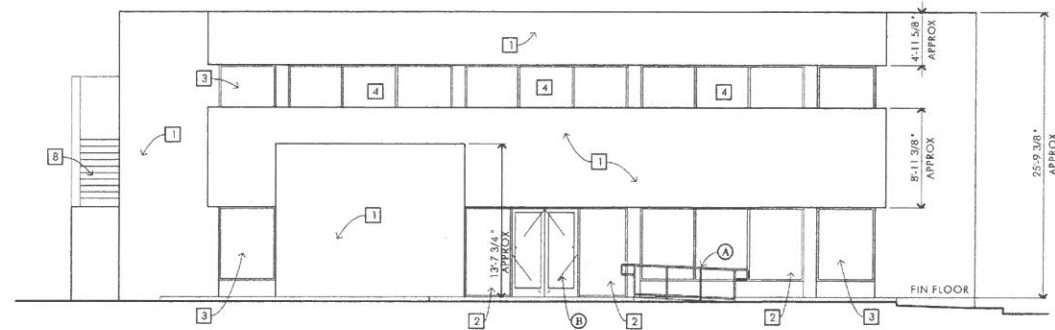
UPPER LEVEL FLOOR PLAN
(EXISTING FLOOR PLAN
TO REMAIN UNALTERED)

ARCHITECTS PROJECT NUMBER
16556

DATE
9/21/16

DRAWING NUMBER

A3.2



NEW EXTERIOR FINISHES KEY

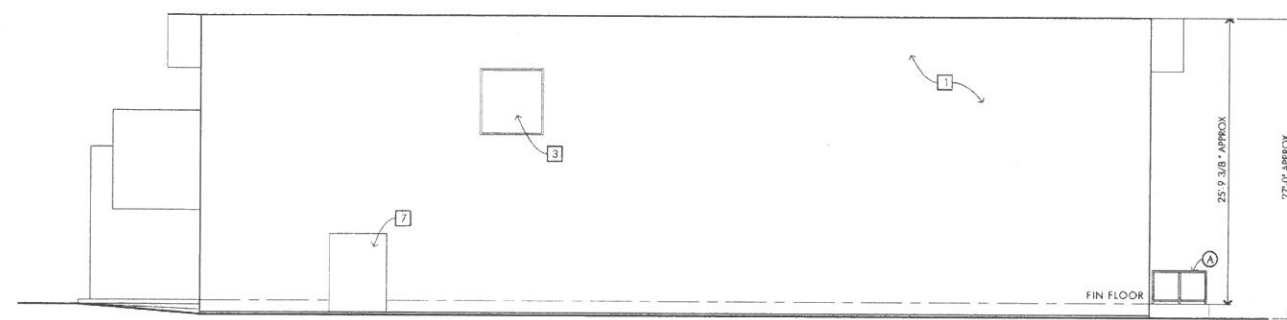
- A NEW RAMP AND HANDRAILS
- B NEW DOUBLE DOORS
- C REVERSE SWING OF EXISTING DOOR

EXISTING EXTERIOR FINISHES KEY

- 1 EXISTING STUCCO FINISH
- 2 EXISTING FIXED WINDOWS
- 3 EXISTING OPERABLE WINDOWS
- 4 EXISTING SLIDING GLASS DOORS
- 5 EXISTING HOLLOW METAL EXIT DOOR
- 6 EXISTING GLAZED ENTRY/EXIT DOOR
- 7 EXISTING ELECTRICAL SERVICE
- 8 EXISTING EXTERIOR STAIRS
- 9 EXISTING SCREEN DOOR

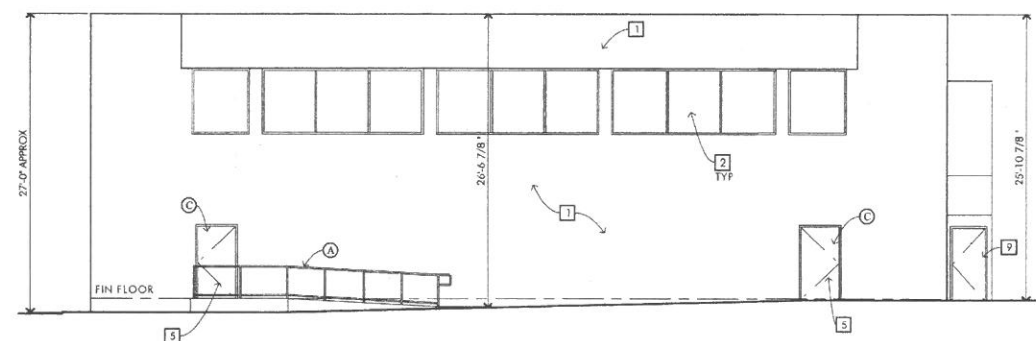
19 APPROXIMATE EXISTING NORTH ELEVATION (FRONT) SHOWING IMPROVEMENTS
A3.3

SCALE: 1/8" = 1'-0"



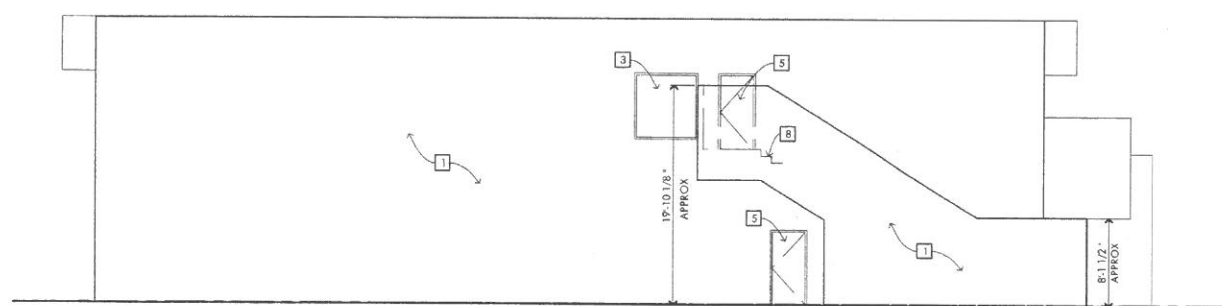
7 APPROXIMATE EXISTING WEST ELEVATION (RIGHT) SHOWING IMPROVEMENTS
A3.3

SCALE: 1/8" = 1'-0"



17 APPROXIMATE EXISTING SOUTH ELEVATION (BACK) SHOWING IMPROVEMENTS
A3.3

SCALE: 1/8" = 1'-0"



5 APPROXIMATE EXISTING EAST ELEVATION (LEFT) NO IMPROVEMENTS
A3.3

SCALE: 1/8" = 1'-0"



NOTICE AND AGENDA FOR REGULAR MEETING - AMENDED

DATE/TIME: Wednesday, November 9, 2016, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

NOVEMBER 9, 2016 CONTRA COSTA LAFCO AGENDA- AMENDED

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the October 12, 2016 regular LAFCO meeting

SPHERE OF INFLUENCE (SOI)/BOUNDARY CHANGES

6. ***LAFCO 13-08 – Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and Delta Diablo and Detachment from County Service Area P-6*** – On September 14, 2016, the Commission approved this reorganization comprised of 116± acres (19 parcels) located immediately west of State Route 160 and the Antioch Bridge. The Commission's approval is subject to a protest hearing. On November 9, the Commission will receive the results of the October 31st protest hearing.
7. ***LAFCO 16-05 – Montreux Residential Subdivision Boundary Reorganization: Annexations to the City of Pittsburg, Contra Costa Water District (CCWD), and Delta Diablo Zone 2 (DD) and Detachment from County Service Area P-6*** – consider reorganization proposal of 161± acres (four parcels) located on the west and east sides of Kirker Pass Road in conjunction with the proposed development of 351 single-family homes; and consider related actions under the California Environmental Quality Act (CEQA) ***Public Hearing - Continued from September 14, 2016 Meeting***
8. ***LAFCO 16-08 – West County Wastewater District (WCWD) Annexation 315*** – consider a proposed annexation to WCWD of 1.0± acre (APN 433-020-022) located at 6200 Hillside Drive in unincorporated El Sobrante; and consider related actions under the CEQA ***Public Hearing – Continued from October 12, 2016 Meeting***

BUSINESS ITEMS

9. ***Agricultural & Open Space Preservation Policy (AOSPP)*** - receive a report from the Policies & Procedures Committee; consider adopting an AOSPP; and consider related actions under the CEQA
10. ***Proposed Amendments to LAFCO Employee Benefit Plan*** - consider approving amendments to the Employee Benefit Plan to add a new vision plan (employee paid) and a Health Savings Account

CORRESPONDENCE

11. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

INFORMATIONAL ITEMS

12. Commissioner Comments and Announcements
13. Staff Announcements
 - CALAFCO Updates
 - Legislative Update and 2016 Conference Highlights
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting – December 14, 2016 at 1:30 p.m.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm



Contra Costa County Board of Supervisors Veterans Day Ceremony

Tuesday, November 8 2016, 11:00 a.m.

Board of Supervisors Chamber

651 Pine Street, Martinez

Veterans, their families and friends are invited to join us for the 2016 Veterans Day Ceremony as we commemorate the 25th Anniversary of Desert Storm. CalVet Secretary Dr. Imbasciani will share his unique perspective during the keynote address. A special presentation by Live4Box, and a poem reading by Vietnam Veteran Bill Nelson. Please join us afterwards for a meet & greet at the Martinez Veterans Hall.

For more information, call 925-313-1481.